



**THE CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT**

Date of Notice: **March 21, 2005**

**PUBLIC NOTICE OF A
PROPOSED ADDENDUM TO AN ENVIRONMENTAL IMPACT REPORT
JOB ORDER NO. 420945**

A draft Addendum to an Environmental Impact Report (ADEIR) has been prepared by the City of San Diego Land Development Review Division for the project listed below. Written comments regarding the adequacy of this draft ADEIR must be received by the Land Development Review Division at the above address by **April 3, 2005**. This notice was/will be published in the SAN DIEGO DAILY TRANSCRIPT and distributed on **March 21, 2005**.

PROJECT No. 4987

SUBJECT: **CALIFORNIA TERRACES PLANNING AREAS 13/14** GENERAL PLAN, COMMUNITY PLAN AND PRECISE PLAN AMENDMENTS, REZONE, VESTING TENTATIVE MAP, PLANNED DEVELOPMENT AND SITE DEVELOPMENT PERMITS AND EASEMENT ABANDONMENTS (VTM/CPA/PPA/RZ/PDP/SDP/EA) to combine two commercial lots formally located within Planning Areas 10 and 11 (Lots 1135 and 1136 in the East Phase of the California Terraces Precise Plan area) to the southwest corner of the project site, allow for construction of approximately 24,000 square-feet of commercial use, allow for the construction of 644 multi-family residential units. This action requires a rezone from residential to commercial and commercial to residential. The project also includes a 0.3 acre brush management lot (Lot A), 11.7 acres of proposed open space (Lot B), an 8.3 acre vernal pool preserve (Lots C and D) and 0.6 acres of slope area (Lots E and F). The project also requires the approval of deviations to development regulations such as, but not limited to height and walls, etc. The 45.2 acre project area is located at the northeast corner of Ocean View Hills Parkway and Otay Mesa Road within the RM-3-7 and RM-2-6 zones, Community Plan Implementation Overlay Zone, California Terraces Precise Plan (Portion of the SW ¼ of the SW ¼ and a portion of the SE ¼ of the SW ¼ of Section 29, Township 18S, Range 1W, San Bernardino Meridian) Applicant: Pardee Homes

COMMUNITY PLAN AREA: Otay Mesa

COUNCIL DISTRICT: 8

This recommended finding that the project will not have a significant effect on the environment is based on the determination that a.) There are no new significant environmental impacts not considered in the previous EIR; b.) No substantial changes have occurred with respect to the circumstances under which the project is undertaken; and c.) There is no new information of substantial importance to the project. The draft Addendum to an Environmental Impact Report and supporting documents may be reviewed, or purchased for the cost of reproduction, at the office of the Land Development Review Division, 1222 First Avenue, Fifth Floor, San Diego, CA 92101.

To request the draft ADEIR, and/or supporting documents in alternative format, call the Development Services Department at (619) 446-5460 immediately to ensure availability. This information is ALSO available in alternative formats for persons with disabilities. To request this notice in an alternative format, call (619) 446-5446 or (800) 735-2929 (TEXT TELEPHONE). For environmental review information, contact Myra Herrmann at (619) 446-5372. For information regarding public meetings/hearings on this project, contact Patricia Grabski at (619) 446-5277. A final environmental report incorporating public input will then be prepared for consideration by decision-making authorities.

Chris Zirkle, Assistant Deputy Director
Development Services Department



Land Development
Review Division
(619) 446-5460

Addendum to an Environmental Impact Report

Project No. 4987
Addendum to EIR SCH No. 85022015

SUBJECT: **CALIFORNIA TERRACES PLANNING AREAS 13/14**, GENERAL PLAN, COMMUNITY PLAN AND PRECISE PLAN AMENDMENTS, REZONE, VESTING TENTATIVE MAP, PLANNED DEVELOPMENT AND SITE DEVELOPMENT PERMITS AND EASEMENT ABANDONMENTS (VTM/CPA/PPA/RZ/PDP/SDP/EA) to combine two commercial lots formally located within Planning Areas 10 and 11 (Lots 1135 and 1136 in the East Phase of the California Terraces Precise Plan area) to the southwest corner of the project site, allow for construction of approximately 24,000 square-feet of commercial use, allow for the construction of 644 multi-family residential units. This action requires a rezone from residential to commercial and commercial to residential. The project also includes a 0.3 acre brush management zone 2 (Lot A), 11.7 acres of proposed open space (Lot B), an 8.3 acre vernal pool preserve (Lots C and D) and 0.6 acres of slope area (Lots E and F). The project also requires the approval of deviations to development regulations such as, but not limited to height and walls, etc. The 45.2 acre project area is located at the northeast corner of Ocean View Hills Parkway and Otay Mesa Road within the RM-3-7 and RM-2-6 zones, Community Plan Implementation Overlay Zone, California Terraces Precise Plan (Portion of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ and a portion of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 29, Township 18S, Range 1W, San Bernardino Meridian) Applicant: Pardee Homes

I. PROJECT DESCRIPTION:

The proposed project requires approval of a General Plan, Community Plan and Precise Plan Amendments, Rezone, Vesting Tentative Map, Planned Development and Site Development Permits and Easement Abandonment (Process 5). The proposal would combine two commercial parcels, one currently located at the southwest corner of the site along Otay Mesa Road (Lot 1135, 1.4-acres), and the other located at the southeast corner of the site also along Otay Mesa Road (Lot 1136, 1.0 acres) previously identified as Planning Areas 10 and 11 of the California Terraces Precise Plan. Under the project proposal, the two commercial sites would be combined (2.4 acres total) in the southwest corner of the site to concentrate the commercial development (Lot 3). The remainder of the site would be developed with 644 multi-family dwelling units (Lots 1 and 2) consistent with the adopted Precise Plan and VTM, and include creation of a 0.3 acre brush management zone 2 (Lot A), 11.7 acres of proposed open space (Lot B), an 8.3 acre

vernal pool preserve (Lots C and D) and 0.6 acres of slope area (Lots E and F). Implementation of the proposed project requires a rezone of Lot 1136 (Planning Area 11) from commercial (CC 1-3) to residential (RM 3-7) and the rezone of Lot 1135 (Planning Area 10) from residential (RM 3-7) to commercial (CC 1-3). This action would result in a more viable commercial center with access off Ocean View Hills Parkway. Development of the site also requires the vacation of two small easement areas required for construction of Otay Mesa Road, a 10-foot temporary construction easement and a slope easement (per Document No. 1999-0400948 and Drawing No. 279880-D).

The project includes a total of 1,264 residential parking spaces and 150 commercial parking spaces. Access to the residential development would be off Otay Mesa Road onto Street "JJ" and from Ocean View Hills Parkway via Private Drive "A". Access to the commercial center will be via Ocean View Hills Parkway.

The multi-story residential, commercial and recreational buildings would be constructed in a Spanish/Mediterranean architectural style with colored exterior stucco and tile roofs; double hung and fixed windows; arched balconies with decorative iron gates, and exposed wood rafters. The streetscape would include black decorative light posts, tubular steel perimeter fencing and a stucco monument sign with ledgerstone veneer located at the development entrance. Landscaping within the project site would provide a natural compliment to the architectural and sustainable open space areas for recreational activities. The plant selection consists of hardy, drought tolerant species that can be easily maintained. Evergreen trees are proposed to soften the architectural edges. Transition zone shrubs and vines planted adjacent to the Dennery Ranch Vernal Pool Preserve slope areas and the manufactured slope northeast of Recreational Area "B" shall be revegetated utilizing an entirely native plant palette consistent with the Dennery Ranch Vernal Pool Preserve Management Plan prepared by RECON.

II. ENVIRONMENTAL SETTING:

The California Terraces Precise Plan area is situated in the northwestern portion of the Otay Mesa community planning area in the City of San Diego. The precise plan area is located between Interstate 805 (I-805) and Heritage Road, with the western boundary approximately one-quarter mile east of I-805 and the eastern boundary approximately three-quarters mile west of Heritage Road. The area is bounded on the north by the Dennery Ranch precise plan area, on the northeast by the Hidden Trails Precise Plan area, on the southeast by the Santee Investments Precise Plan area, on the southwest by the El Mirador Precise Plan area, and on the west by the Interstate 805. Topographically, the precise plan area is dominated by a large, flat mesa top at an elevation of approximately 500 feet above mean sea level (MSL). The mesa top has been dissected in the north, west, and south by steep canyons which are generally north and southwest trending. The major on-site canyon is Dennery Canyon, which is north-northwest trending. Elevations on the property range from approximately 240 MSL in the north to 530 MSL near Otay Mesa Road. The majority of the California Terraces Precise Plan area has been either graded or developed.

The 45.2-acre California Terraces Planning Areas 13 and 14 are located in San Diego, California on the western end of Otay Mesa. The site is immediately north of Otay Mesa Road/State Route 905 (SR-905) in Section 29, Township 18 South, Range 1 West, of the Imperial Beach Quadrangle, USGS 7.5-minute topographic map series (Figures 2 and 3). It is bounded on the

east by Dennery Canyon, on the west by partially constructed Ocean View Hills Parkway, and on the north by a small unnamed canyon that connects to Dennery Canyon. The project also includes the Dennery Canyon Vernal Pool Preserve (Preserve), which was previously dedicated as open space with approval of the California Terraces Precise Plan in 1994. The Preserve consists of a restored vernal pool and coastal sage scrub ecosystem that has been completed in compliance with the previously certified Final EIR and state and federal permit requirements. The northern and eastern open space portions of the project area are within the City of San Diego's Multiple Species Conservation Program (MSCP) Multi-Habitat Planning Area (MHPA).

III. PROJECT BACKGROUND:

Applicable Plans and Policies

An Environmental Impact Report (EIR) was prepared (November 16, 1993, SCH No. 85022015) to evaluate the overall impacts of the California Terraces Precise Plan project area. The approved California Terraces project was a precise plan and vesting tentative map that included development of a 664.8 acre site in the western portion of Otay Mesa with 5,375 residential dwelling units, 24.4 acres of commercial uses, 153.4 acres of open space four school sites totaling 53.6 acres, three parks totaling 26.2 acres, and public utilities. A complete project description and environmental analysis can be found in the FEIR.

The FEIR addressed a Vesting Tentative Map (VTM) that included the project site for Planning Areas 13 and 14. This Addendum to the California Terraces FEIR addresses the proposal to combine two commercial sites (1.4 acres and 1.0 acres respectively) from Planning Areas 10 and 11 into one, rezoned commercial lot in Planning Areas 13 and 14 of the California Terraces Precise Plan area. The proposed multi-family densities would be consistent with the adopted precise plan and the area to be disturbed by grading is unchanged from the originally approved VTM.

The FEIR concluded that although the project was redesigned in an effort to resolve planning, engineering and environmental issues and to provide for a contiguous, regional open space system within Dennery Canyon, implementation would still result in significant unmitigated land use, landform alteration/visual quality, biological resources, public services, and cumulative impacts. Specific mitigation measures for the above issue areas were identified to reduce impacts, but not to below a level of significance, and adopted with certification of the FEIR in 1994.

Approval of the California Terraces Precise Plan and VTM in 1994 required that the project applicant obtain state and federal permits from the resource agencies. These subsequent permit requirements resulted in a revised VTM approval in 1997 through the substantial conformance review (SCR) process. This revised VTM showed an increase in open space acreage throughout the California Terraces project to comply with the resource agency permit requirements. The revised VTM also implemented the MSCP land use adjacency guidelines that were not in effect at the time of the original project approval.

IV. ENVIRONMENTAL ANALYSIS:

The following environmental issues were considered during initial review of the proposed project in the FEIR and determined to be potentially significant: Land Use, Transportation/Circulation, Biology, Historical Resources (Archaeology), Landform

Alteration/Visual Quality, Geotechnical Conditions, Water Quality, Noise, Paleontology and Air Quality requiring subsequent analysis and/or discussion.

Land Use

Although the proposed project is adjacent to the Multi-Habitat Planning Area (MHPA), the Multiple Species Conservation Program (MSCP) Subarea Plan was not adopted at the time the previous FEIR was approved. However, in order to be consistent with current adopted Subarea Plan policies and Management Directives for Otay Mesa, the proposed project was designed to incorporate the applicable MSCP Land Use Adjacency Guidelines. As such, the MHPA Land Use Adjacency Guidelines are incorporated into the project design, and include provisions for barrier fencing and plantings for access control; lighting restrictions; drainage and toxins as indicated below, and would not conflict with habitat function, configuration, or long-term viability; usage of the MHPA by sensitive species including narrow endemics; established management directives for the subarea plan; or cause potentially adverse edge effects. Direct access to public open space would be prohibited from the adjacent residential development and recreation areas in order to minimize impacts to sensitive lands and to promote the objectives of the MSCP Subarea Plan.

Drainage. All drainage from proposed roads and structures associated with the proposed project would flow into a storm drain system. In addition, drainage from graded slopes would be directed away from the MHPA to detention structures at the base of the slopes to trap sediments and minimize any storm flow beyond the manufactured slopes. All runoff from the basketball court would be directed southerly away from the preserve. These indirect effects are not significant and no additional mitigation is required.

Construction-related indirect impacts to drainage including increased sedimentation, pollutants, and runoff caused by grading would be avoided through implementation of control measures (e.g., silt fences, temporary retention basins, protection of storm drains) required by the Storm Water Pollution Prevention Program as approved by the Regional Water Quality Control Board and the City Engineer.

Toxics. The project would not result in the production of any toxics, stockpiling of manure or agricultural products, or any chemicals that could adversely effect natural resources within the MHPA. There are no indirect effects from toxic substances on any biological resources.

Lighting. All lighting associated with the project would be shielded and directed away from the urban/MHPA edge. Remnant night lighting would not be a nuisance to surrounding wildlife. These indirect effects are not considered significant and no additional mitigation is required.

Noise. If construction is proposed during the breeding season of the California gnatcatcher or Coastal cactus wren (3/1 -8/15), a survey would be conducted to determine presence or absence of these species and specific measures to reduce construction noise related impacts would be required (i.e., temporary noise walls or berms). However, if the surveys are negative, no additional measures would be required.

Invasives. No invasive or non-native plant species shall be planted in or adjacent to the MHPA. The conceptual landscape plan includes a native, drought tolerant plant palette

consistent with the MSCP/MHPA and the City's Landscape Standards as defined in Chapter 14 of the Land Development Code.

In addition, impacts to land use are consistent with the findings identified in the California Terraces FEIR. The California Terraces FEIR determined there were significant unmitigated impacts that would occur due to the project's inconsistency with provisions of the Resource Protection Ordinance (RPO) and the goals of the Otay Mesa Community Plan and development guidelines.

Traffic Circulation

An updated traffic analysis was prepared for the currently proposed project in order to evaluate the possible traffic impacts from development of 644 single-family attached dwelling units and a 2.4-acre commercial site near the intersection of Otay Mesa Road and Ocean View Hills Parkway. The traffic analysis concluded that the project would generate 6,489 average daily vehicle trips, 447 occurring in the AM peak hour and 564 occurring in the PM peak hour. Based on the transportation analysis, through the horizon year (2020), the project is expected to have no additional significant traffic other than that previously identified in the FEIR for the original VTM. No additional project specific mitigation is required other than the measures identified in the previously certified FEIR.

Biological Resources

Although the project site was evaluated in the California Terraces FEIR (1994) and included in the RPO analysis, 404 Permit, Section 7 Consultation and Biological Opinion, and 1603 Agreement, an updated biological field survey was conducted to determine current site conditions relative to the previous studies.

As proposed, the project would include open space, a single commercial center, and a medium-high density condominium complex. The project site also includes a portion of the Dennery Canyon Vernal Pool Preserve (Preserve), which was previously dedicated as open space as part of the California Terraces Precise Plan approval. The Preserve requirements have been completed and consist of a restored vernal pool and coastal sage scrub ecosystem. The northern and eastern portions of the project area are within the MHPA. All federal, state and local permit conditions and Final EIR mitigation measures have been implemented. The project is also listed as an approved project per the MSCP Implementing Agreement.

The biological field survey concluded that the site still contains Diegan coastal sage scrub (Css), vernal pools, non-native grassland, and disturbed habitats, and would result in impacts to the same habitats that were previously addressed in the FEIR. Additionally, the California Terraces Precise Plan VTM project was conditioned to dedicate/restore a total of 248 acres of CSS for 128 acres of impact. The impacts to these various vegetation types have been accounted for and fully mitigated with the implementation and completion of the Dennery Canyon Vernal Pool Preserve, Mitigation Monitoring and Reporting Program, Section 7/Biological Opinion, and dedication and acquisition of open space. Therefore, the proposed project is consistent with the previous environmental analysis and no additional mitigation is required.

Historical Resources (Archaeology)

Although the project site was evaluated in the California Terraces FEIR (1994), an updated cultural resource field survey was conducted to determine if there were any changes to site

conditions since approval of the Precise Plan and VTM. The updated survey concluded that the one archaeological site (CA-SDI-6941) recorded on Planning Areas 13 and 14 have been mitigated through an approved testing and archaeological data recovery program required as part of the FEIR Mitigation, Monitoring and Reporting Program (MMRP). No previously unknown cultural resources were observed during the current survey. Therefore, the only additional work necessary is the archaeological monitoring during grading activities within Locus D of CA-SDI-6941, as required in the MMRP for the FEIR.

Landform Alternation/Visual Quality

Implementation of the proposed project would require grading over 25.6 acres of the project site (56.6% of total site), which includes 100,000 cubic yards of balanced cut and fill. Grading would result in fills slopes approximately 45 feet in height and cut slopes approximately 10 feet in height. The cut and fill slopes are unavoidable due to the requirements for creating level development pads for the new construction and in order to maintain road grade alignment and ADA requirements. Grading techniques have been incorporated into the project which would partially reduce impacts, but not to below a level of significance. However, the grading impact was identified in the previous FEIR as significant and unmitigated for the entire Precise Plan area and therefore, no additional mitigation is required.

The proposed project would require noise attenuation barriers in excess of six feet in height to reduce noise impacts to sensitive receptors within the project area. Noise attenuation barrier locations were identified in the FEIR along the major roadways throughout the Precise Plan ranging from 3 to 10 feet in height. Specifically, noise attenuation walls were identified in the FEIR at Planning Areas 13/14 along Otay Mesa Road and Ocean View Hills Parkway (formerly Palm Avenue). Projects that include retaining or noise walls greater than six feet in height were identified in the FEIR as representing a potential significant impact on visual quality.

The current project proposes several noise attenuation barriers along Otay Mesa Road and Ocean View Hills Parkway, consistent with the heights identified in the FEIR. The Wall and Fence Plan in Appendix B of the California Terraces Precise Plan identifies six different design elements that complement the community architecture and landscape character. The Precise Plan discussion indicates that wall and fence heights should be between 4'-6" to 5'-6" and that field adjustments to the type and precise location of screening systems may occur during construction to enhance views or provide additional noise mitigation. Although the proposed wall heights identified for Planning Area 13/14 are inconsistent with the Precise Plan, thereby requiring a deviation to the development regulations, the height recommendation is consistent with that identified in the FEIR. Therefore, the visual quality impacts are equivalent to those identified in the California Terraces FEIR and no additional mitigation is required.

Geotechnical Conditions

An updated geotechnical report was prepared for the current project. The site is considered suitable for the proposed development in the project geotechnical report and the California Terraces FEIR. No significant impact on development is anticipated due to the geologic or soils conditions, provided that stated mitigation and/or corrective measures are implemented.

Water Quality

Water quality is affected by sedimentation caused by erosion, runoff carrying contaminants, and direct discharge of pollutants (point-source pollution). As land is developed, impervious

surfaces send an increased volume of runoff containing oils, heavy metals, pesticides, fertilizers and other contaminants (non-point source pollution) into the stormwater drain system.

The proposed project includes approximately 100,000 cubic yards of grading and the construction of new drainage facilities such as private storm drains, inlets, headwalls and rip-rap dissipaters. The project site has been designed to divert runoff from all new paved surfaces and building roofs away from sensitive areas and into the new storm drain facilities. Although implementation of the proposed project requires compliance with the measures identified in the FEIR, compliance with the City of San Diego's Storm Water Standards would reduce water quality impacts to a below level of significance; therefore, no additional mitigation is required.

Noise

The adopted California Terraces Precise Plan and VTM required noise attenuation walls at Planning Area 13 and 14 along Otay Mesa Road and Ocean View Hills Parkway (referred to as Palm Avenue in the FEIR). The FEIR identifies the noise wall locations and indicates that the noise wall heights along the major roadways throughout the Precise Plan would range from 3 to 10 feet in height. In order to ensure that the exterior noise levels at the project site would comply with the mitigation requirements in the FEIR, an updated noise analysis was conducted using the projected traffic volumes from the updated traffic report prepared for the project.

Application of the current projected traffic volumes from the project traffic would result in minor modifications to the approved wall heights for the Planning Area 13 and 14 project area. Specifically, the noise attenuation wall shown for Ocean View Hills Parkway would be increased to seven feet in height from the six feet shown in Figure 4 of Appendix B in the adopted Precise Plan and FEIR. The 7.5 - foot high wall shown in Figure 36 of the FEIR would continue to provide adequate attenuation from traffic along Otay Mesa Road. These barrier heights would ensure that the outdoor usable areas would comply with the City's 65 dB(A) community noise equivalent level (CNEL) standard. The project plans reflect these current exterior noise attenuation conditions that would implement the requirements of the Final EIR.

As required in the Final EIR, an interior acoustical study would be required for the project prior to the issuance of building permits to ensure that the interior noise levels would meet the 45 CNEL (Final EIR, page 141) pursuant to the City's Noise Ordinance. The interior study would be based on the detailed architectural plans for the multi-family units along Otay Mesa Road and Ocean View Hills Parkway. No other noise mitigation measures would be required.

Air Quality

Implementation of the proposed project would result in long-term emissions of criteria pollutants due to increases in traffic in the area. The traffic report prepared for this project concluded that implementation of the mitigation measures in the California Terraces FEIR would be sufficient for traffic to operate at acceptable levels of service. Therefore, no additional mitigation measures are required.

The California Terraces Final EIR analyzed potential direct and cumulative impacts to air quality from development in the region. Although the impacts in the FEIR were found to be consistent with the Regional Air Quality Strategies (RAQs), the project would contribute to significant cumulative air quality impacts that cannot be fully mitigated. The FEIR specifics that alternate

transportation facilities be required in the precise plan to reduce the impact. These measures have been incorporated into the precise plan and no new mitigation measures would be required.

V. MITIGATION, MONITORING AND REPORTING PROGRAM INCORPORATED INTO THE PROJECT:

The Mitigation, Monitoring, and Reporting Program (MMRP) prepared for the California Terraces EIR, certified in 1994, identifies mitigation measures which are to be applied to all subsequent projects within the Precise Plan area. Based on a review of the project plans, the previous FEIR and subsequent technical study updates, the following MMRP identifies measures which specifically apply to the proposed project.

TRANSPORTATION/CIRCULATION

The California Terraces Precise Plan Final EIR includes traffic mitigation requirements that are being constructed or included in the Otay Mesa Facilities Financing Plan. The previously approved VTM includes conditions of approval that, when fulfilled, provide the necessary street improvements (i.e., construct Ocean View Hills Parkway between Del Sol Boulevard and Otay Mesa Road, construct Street JJ with right-turn only capability, construct a westbound deceleration lane at JJ Street, construct a traffic signal at Street JJ/Otay Mesa Road when Caltrans returns the Otay Mesa Road jurisdiction to the city of San Diego, and construct a traffic signal modification at the Otay Mesa Road/Ocean View Hills intersection). No additional impacts have been identified and no additional project specific mitigation measures are required.

AIR QUALITY

Temporary air quality impacts would occur during construction of specific projects. The following techniques shall be used, to the extent possible, to reduce vehicular and fugitive dust emissions from construction activities:

1. limit the disturbance site to less than 10 acres at any given time;
2. terminate disturbance when winds exceed 25 mph;
3. stabilize disturbed areas if construction is delayed by more than 90 days after initial grading;
4. require 90-day low NO_x tune-ups for off road equipment;
5. limit allowable idling time of construction vehicles to 10 minutes;
6. encourage car pooling for construction workers;
7. limit lane closures to off-peak travel periods;
8. park construction vehicles off traveled roads;
9. wet down or cover dirt hauled off-site;
10. wash or sweep access points daily; and
11. encourage the transport of material during non-peak traffic hours.

Monitoring: Prior to the commencement of construction, the Agency shall require that all developers and/or contractors submit a construction management program to the Agency, which outlines how the above mitigation techniques will be implemented, to the extent feasible, for their projects. The Agency shall then review the program to ensure that it meets the intent of the above mitigation before approval of each project.

Reporting: The Agency shall document the above monitoring activities in its annual monitoring report. Project generated traffic volumes would contribute to the sub-regional and regional air pollution burden

Mitigation: The cumulative regional air quality impacts associated with the implementation of the North Park Redevelopment Plan would be significant and can not be mitigated to below a level of significance. All available Transportation Control Measures (TCMs) shall be implemented where possible. The adoption of TCMs may not eliminate dependence on the single passenger automobile as a primary means of transportation, but their adoption recognizes the continuing need for both responsible agencies and project proponents to minimize transportation emission impacts as much as possible.

The following TCMs should be considered:

1. Trip Reduction Programs (Employment and Personal)
2. College Travel Trip Reduction
3. Goods Movement/Trucking Restrictions
4. Transit Improvement Program
5. Vanpool Programs (2,500 new vanpools countywide)

Monitoring: In accordance with the Transportation Demand Management Ordinance, developers of commercial, scientific research, mixed-use, or industrial buildings applying for a discretionary permit after January 1, 1990, shall submit a Developer Transportation Demand Management Plan. This Plan shall be submitted to the Transportation Demand Management administrator prior to approval of a discretionary permit. Issuance/Approval of the discretionary permit will be evidence that the reports were received.

Reporting: The Agency shall prepare an annual "Mitigation Monitoring Report" which includes the date the discretionary permit was approved and a discussion of the mitigation measures that were monitored/implemented by the discretionary permit approval.

UTILITIES

Commercial/Office component of Redevelopment Project would result in significant landfill capacity impacts

Mitigation: To mitigate commercial/office development's impacts on landfill capacity, project applicants shall be required to prepare a waste management plan for specific construction, demolition, or remodeling. The City of San Diego Environmental Services Department (EDS) shall assist in the preparation of the waste management plan, which shall include the following information:

The type and quantity of solid waste expected to enter the waste stream;

- a. Source separation techniques to be used and the location of on-site storage for separate materials;
- b. The method of transport and destination of separated waste and/or construction debris not re-used on-site;
- c. A "buy-recycled" program for the project; and,
- d. An impact analysis spreadsheet completed by an ESD analyst.

Monitoring/Reporting: A copy of the waste management plan shall be submitted to and approved by ESD. A copy of the plan shall also be submitted to the Agency, prior to approval of the project. The waste management plan shall be included in the Agency's annual "Mitigation Monitoring Report".

Demolition of existing structures, if applicable would result in construction debris being deposited into the landfill.

Mitigation: The amount of demolition/construction material being deposited in the landfill could be reduced to below a level of significance by the implementation of any or all of the measures described below. Those measures that the applicant proposes to implement at the construction site, shall be noted in the waste management plan.

- a. On-site re-use of demolition material in the construction of the redevelopment activities.
- b. Separate construction debris for recycling/re-use by others.
- c. Using recycled materials in the construction of the redevelopment activities.

Monitoring/Reporting: A copy of the waste management plan shall be submitted to and approved by ESD. A copy of the plan shall also be submitted to the Agency, prior to approval of the project. The waste management plan shall be included in the Agency's annual "Mitigation Monitoring Report".

GEOLOGY/SOILS

Redevelopment activities within the Project Area would be subject to significant and potentially significant geotechnical constraints

Mitigation: Site-specific geotechnical investigations shall be performed prior to the construction of redevelopment activities, as required by the City of San Diego. The geotechnical investigations shall determine soil characteristics, thickness, distribution, and seismic design criteria for new and/or rehabilitated structures. Seismic design according to the Uniform Building Code, California Amendments to the Uniform Building Code, and the City of San Diego Building Code will mitigate seismic hazards to below a level of significance. Where appropriate, the

geotechnical investigation shall include subsurface exploration by drilling, logging, sampling, and laboratory testing. Potentially expansive soil conditions shall also be evaluated. Recommendations for mitigation shall be developed on a site-specific basis and shall be used to develop appropriate soil engineering parameters and structural design for redevelopment activities. Geotechnical recommendations shall also be made for site preparation, soil corrosion potential, settlement, bearing capacity and foundation support.

- Monitoring:** The investigations shall be documented in future project-specific environmental documents that shall be prepared by the Agency or Developer for each redevelopment activity. Structural plans of all redevelopment activities shall be submitted to the City of San Diego Building Inspection Department and a copy of the approved plans shall be provided to the Agency prior to the issuance of a building permit.
- Reporting:** The Agency shall prepare an annual "Mitigation Monitoring Report" which includes the date the individual building permits were issued for the respective redevelopment activities, the permit number and a discussion of the mitigation measures that were monitored/implemented by the permit issuance.

Erosion Control

- Mitigation:** Final design and grading plans for the proposed redevelopment activities shall incorporate measures which would limit and control runoff and erosion of the soils in the Project area. These measures could include the following:
1. No grading shall take place during the rainy season (as determined on a case by case basis).
 2. Depending on the extent of the proposed project, limit the extent of the area to be graded at one time.
 3. Apply perimeter control measures such as water bars or sediment traps to protect any undisturbed areas downslope.
 4. Complete erosion and runoff control measures before beginning major grading.
 5. Keep runoff velocities low and retain runoff from the site through structural measures such as waterbeds, and by minimizing impervious surfaces.
 6. Stabilize disturbed areas immediately after final grade has been attained. This could be accomplished by revegetating cleared areas and applying seed, straw, or hydromulch.
- Monitoring:** The erosional control measures shall be documented on the grading plans for each redevelopment activity. Each grading plan shall be approved by the City of San Diego Building Inspection Department prior to the issuance of a building permit. A copy of the approved plans shall also be provided to the Agency.
- Reporting:** The Agency shall prepare an annual "Mitigation Monitoring Report" which includes the date the individual building permits were issued for the respective redevelopment activities, the permit number and a discussion of the mitigation measures that were monitored/implemented by the permit issuance.

NOISE

As required in the Final EIR, prior to the issuance of any certificates of occupancy, a final interior acoustical report shall be prepared in conformance with the City's *Acoustical Guidelines*. The final report shall be subject to the approval of the ADD of LDR. If it is determined that the interior noise levels in any of the affected multi-family buildings exceed City standards, specific mitigation measures to achieve interior noise levels that would not exceed the 45 dB (A) CNEL standard shall be included in said report and incorporated into the project to the satisfaction of the ADD of LDR.

HISTORICAL RESOURCES (ARCHAEOLOGY)

Prior to Preconstruction (Precon) Meeting

1. Land Development Review (LDR) Plan Check
 - a. Prior to the issuance of a Notice to Proceed (NTP) or any permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the Assistant Deputy Director (ADD) of LDR shall verify that the requirements for archaeological monitoring and Native American monitoring, if applicable, have been noted on the appropriate construction documents.
2. Letters of Qualification have been submitted to ADD
 - a. Prior to the recordation of the first final map, NTP, and/or, including but not limited to, issuance of a Grading Permit, Demolition Permit or Building Permit, the applicant shall provide a letter of verification to the ADD of LDR stating that a qualified Archaeologist, as defined in the City of San Diego Historical Resources Guidelines (HRG), has been retained to implement the monitoring program. **If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.**
3. Second Letter Containing Names of Monitors has been sent to Mitigation Monitoring Coordination (MMC)
 - b. At least thirty days prior to the Precon Meeting, a second letter shall be submitted to MMC which shall include the name of the Principal Investigator (PI) and the names of all persons involved in the Archaeological Monitoring of the project.
 - c. MMC will provide Plan Check with a copy of both the first and second letter.
4. Records Search Prior to Precon Meeting
 - a. At least thirty days prior to the Precon Meeting the qualified Archaeologist shall verify that a records search has been completed and updated as necessary and be prepared to introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities. Verification includes, but is not limited to a copy of a confirmation letter from South Coast Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.

Precon Meeting

1. Monitor Shall Attend Precon Meetings
 - a. Prior to beginning any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the Archaeologist, Construction Manager and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and

- MMC. The qualified Archaeologist shall attend any grading related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
- b. If the Monitor is not able to attend the Precon Meeting, the RE or BI, if appropriate, will schedule a focused Precon Meeting for MMC, EAS staff, as appropriate, Monitors, Construction Manager and appropriate Contractor=s representatives to meet and review the job on-site prior to start of any work that requires monitoring.
- 2. Identify Areas to be Monitored
 - c. At the Precon Meeting, the Archaeologist shall submit to MMC a copy of the site/grading plan (reduced to 11x17) that identifies areas to be monitored as well as areas that may require delineation of grading limits.
 - 3. When Monitoring Will Occur
 - a. Prior to the start of work, the Archaeologist shall also submit a construction schedule to MMC through the RE or BI, as appropriate, indicating when and where monitoring is to begin and shall notify MMC of the start date for monitoring.

During Construction

- 1. Monitor Shall be Present During Grading/Excavation
 - d. The qualified Archaeologist shall be present full-time during grading/excavation of native soils and shall document activity via the Consultant Site Visit Record. This record shall be sent to the RE or BI ,as appropriate, each month. The RE, or BI as appropriate, will forward copies to MMC.
- 2. Discoveries
 - a. Discovery Process

In the event of a discovery, and when requested by the Archaeologist, or the PI if the Monitor is not qualified as a PI, the RE or BI ,as appropriate, shall be contacted and shall divert, direct or temporarily halt ground disturbing activities in the area of discovery to allow for preliminary evaluation of potentially significant archaeological resources. The PI shall also immediately notify MMC of such findings at the time of discovery. MMC will coordinate with appropriate LDR staff.
 - b. Determination of Significance

The significance of the discovered resources shall be determined by the PI in consultation with LDR and the Native American Community, if applicable. LDR must concur with the evaluation before grading activities will be allowed to resume. For significant archaeological resources, a Research Design and Data Recovery Program shall be prepared, approved by DSD and carried out to mitigate impacts before ground disturbing activities in the area of discovery will be allowed to resume.
- 3. Human Remains
 - a. If human remains are discovered, work shall halt in that area and the following procedures set forth in the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) will be taken:
 - b. Notification
 - (1) Archaeological Monitor shall notify the RE or BI as appropriate, MMC and the PI if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS).

- (2) The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.
- c. Isolate discovery site
 - (1) Work will be redirected from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenience of the remains.
 - (2) The Medical Examiner, in consultation with the PI, shall determine the need for a field examination to determine the provenience.
 - (3) If a field examination is not warranted, the Medical Examiner shall determine, with input from the PI, if the remains are or are most likely to be of Native American origin.
- d. If Human Remains are determined to be Native American
 - (1) The Medical Examiner shall notify the Native American Heritage Commission (NAHC). By law, **ONLY** the Medical Examiner can make this call.
 - (2) The NAHC will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination.
 - (3) NAHC will identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
 - (4) The PI will coordinate with the MLD for additional coordination.
 - (5) Disposition of Native American human remains will be determined between the MLD and the PI, IF:
 - (a) The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 24 hours after being notified by the Commission; OR;
 - (b) The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, the landowner or their authorized representative shall re-inter the human remains and all associated grave goods with appropriate dignity, on the property in a location not subject to subsurface disturbance. Information on this process will be provided to the NAHC.
- e. If Human Remains are **NOT** Native American
 - (1) The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
 - (2) The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
 - (3) If the remains are of historic origin, they shall be appropriately removed and conveyed to the Museum of Man for analysis. The decision for reinterment of the human remains shall be made in consultation with MMC, EAS, the land owner and the Museum of Man.
4. Night Work
 - a. If night work is included in the contract
 - (1) When night work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 - (2) The following procedures shall be followed.
 - (a) No Discoveries

In the event that nothing was found during the night work, The PI will record the information on the Site Visit Record Form.

(b) Potentially Significant Discoveries

If the PI determines that a potentially significant discovery has been made, the procedures under **During Construction**; 2.,a. & b, will be followed, with the exception that the PI will contact MMC by 8AM the following morning to report and discuss the findings.

- e. If night work becomes necessary during the course of construction
 - (1) The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 - (2) The RE, or BI, as appropriate, will notify MMC immediately.
 - c. All other procedures described above will apply, as appropriate.
5. Notification of Completion
- a. The Archaeologist shall notify MMC and the RE or the BI, as appropriate, in writing of the end date of monitoring.

Post Construction

- 1. Handling and Curation of Artifacts and Letter of Acceptance
 - f. The Archaeologist shall be responsible for ensuring that all cultural remains collected are cleaned, catalogued, and permanently curated with an appropriate institution; prior to release of the grading bond, the PI shall submit a letter of acceptance from the curation institution to MMC; that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
 - g. Curation of artifacts associated with the survey, testing and/or data recovery for this project shall be completed in consultation with LDR and the Native American representative, as applicable.
- 2. Final Results Reports (Monitoring and Research Design and Data Recovery Program)
 - a. Prior to the release of the grading bond, two copies of the Final Results Report (even if negative) and/or evaluation report, if applicable, which describes the results, analysis, and conclusions of the Archaeological Monitoring Program (with appropriate graphics) shall be submitted to MMC for approval by the ADD of LDR.
 - b. For significant archaeological resources encountered during monitoring, the Research Design and Data Recovery Program (ADRP) shall be included as part of the Final Results Report.
 - c. MMC shall notify the RE or BI, as appropriate, of receipt of the Final Results Report.
- 3. Recording Sites with State of California Department of Park and Recreation
 - h. The Archaeologist shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Results Report.

VI. DETERMINATION:

The City of San Diego previously prepared an Environmental Impact Report for the project described in the subject block of the attached EIR conclusions.

Based upon a review of the current project, it has been determined that:

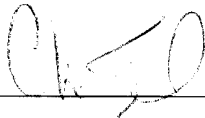
- a. There are no new significant environmental impacts not considered in the previous EIR;
- b. No substantial changes have occurred with respect to circumstances under which the project is undertaken, and
- c. There is no new information of substantial importance to the project

Therefore, in accordance with Section 15164 of the State CEQA Guidelines this Addendum EIR has been prepared. In accordance with City requirements the public review period for this Addendum EIR is 14 days.

VII. SIGNIFICANT UNMITIGATED IMPACTS:

There are no new significant impacts identified for the current project. However, the FEIR for the original project identified significant impacts related to Land Use, Landform Alteration/Visual Quality, Biological Resources, public services, and cumulative impacts.

Because there were significant unmitigated impacts associated with the original project approval, the decisionmaker was required to make specific and substantiated CEQA Findings which state that specific economic, social, or other considerations make infeasible the mitigation measures or alternatives identified in the final EIR. No new CEQA findings are required with this project. The decisionmaker also needed to adopt a Statement of Overriding Considerations finding that the significant impacts were acceptable because of specific overriding considerations. However, this approval would also result in significant impacts; therefore, adoption of a new Statement of Overriding Considerations is required.


Chris Zirkle, Assistant Deputy Director
Development Service Department

March 21, 2005

Date of Draft Report

Date of Final Report

Analyst: Myra Herrmann

Attachments: Location/Vicinity Map (Figure 1)
Site Plan (Figure 2)
Residential Building Elevations (Figures 3, 4, and 5)
Recreational Building Elevations (Figure 6)
Commerical Building Elevations (Figure 7)
California Terraces FEIR Conclusions (1994)

DISTRIBUTION:

The Draft addendum and conclusions of the final EIR were distributed to:

U.S. Government

- U.S. Fish & Wildlife Service (23)
- Army Corps of Engineers (26)
- Environmental Protection Agency (EPA) (19)
- Department of Transportation, region 9 (2)

State of California

- Department of Fish & Game (32A)
- Regional Water Quality Control, Region 9 (44)
- Caltrans Planning, District 11 (31)
- Native American Heritage Commission (56)
- Caltrans, Division of Aeronautics (51)

City of San Diego

- Tom Story, Mayor's Office (91)
- Councilmember Inzunza, District 8
- Development Services Department
- Planning Department
- Fire and Life Safety (79)
- Bob Ferrier (80)
- Library Department – Gov't Documents (81)
- Police Research & Analysis (84)
- Real Estate Assets Department (85)
- Engineering & Capitol Projects Department (86)
- Historical Resources Board (87)
- Park and Recreation – Open Space Division (89)
- Environmental Services Department (93A)
- Water Department
- Metropolitan Wastewater Department – Allan Navarro (MS 901)
- Transportation Department – Larry Van Wey (MS 609)
- Wetlands Advisory Board (171)
- San Ysidro Community Service Center (435)

Others

- San Diego Transit Corporation (112)
- SDG&E (114)
- MTDB (115)
- San Diego Regional Airport Authority (110)
- County of San Diego, Air Pollution Control District (65)
- San Diego Unified School District (125)
- San Ysidro School District (127)
- San Diego City Schools (132)
- San Diego Community College District (133)
- Sierra Club, San Diego Chapter (165/165A)
- San Diego Audubon Society (167/167A)
- Airport Relocation Committee (168)
- Environmental Health Coalition (169)
- California Native Plant Society (170)
- San Diego Regulatory Alert (174)
- Ellen Bauder (175)

Center for Biological Diversity (176)
 Citizen's Coordinate for Century III (179)
 Citizen's Revolving Against Pollution (180)
 EC Allison Research Center (181)
 Endangered Habitats League (182)
 Vernal Pool Society (185)
 Dr. Jerry Schaefer (208A)
 South Coastal Information Center (210)
 San Diego Historical Society (211)
 San Diego Archaeological Center (212)
 San Diego Natural History Museum (213)
 Save Our Heritage Organisation (214)
 Ron Christman (215)
 Louie Guassac (215A)
 San Diego County Archaeological Society (218)
 Kumeyaay Cultural Repatriation Committee (225)
 Native American Distribution (225A-R) **NOTICE ONLY**
 Barona Group of Capitan Grande Band of Mission Indians (225A)
 Campo Band of Mission Indians (225B)
 Cuyapaipe Band of Mission Indians (225C)
 Inaja and Cosmit Band of Mission Indians (225D)
 Jamul Indian Village (225E)
 La Posta Band of Mission Indians (225F)
 Manzanita Band of Mission Indians (225G)
 Sycuan Band of Mission Indians (225H)
 Viejas Group of Capitan Grande Band of Mission Indians (225I)
 Mesa Grande Band of Mission Indians (225J)
 San Pasqual Band of Mission Indians (225K)
 Santa Ysabel Band of Diegueño Indians (225L)
 La Jolla Band of Mission Indians (225M)
 Pala Band of Mission Indians (225N)
 Pauma Band of Mission Indians (225O)
 Pechanga Band of Mission Indians (225P)
 San Luiseno Band of Mission Indians/Rincon (225Q)
 Los Coyotes Band of Indians (225R)
 Otay Water District – Robert Scholl
 Otay Mesa Chamber of Commerce (231A)
 Otay Mesa Planning Committee (235)
 San Ysidro Planning and Development Group (433)
 John Ponder, Sheppard Mullin
 Lee Sherwood, RECON
 Kim Sheredy, ProjectDesign Consultants (Agent)
 Pardee Homes (Owner/Applicant)

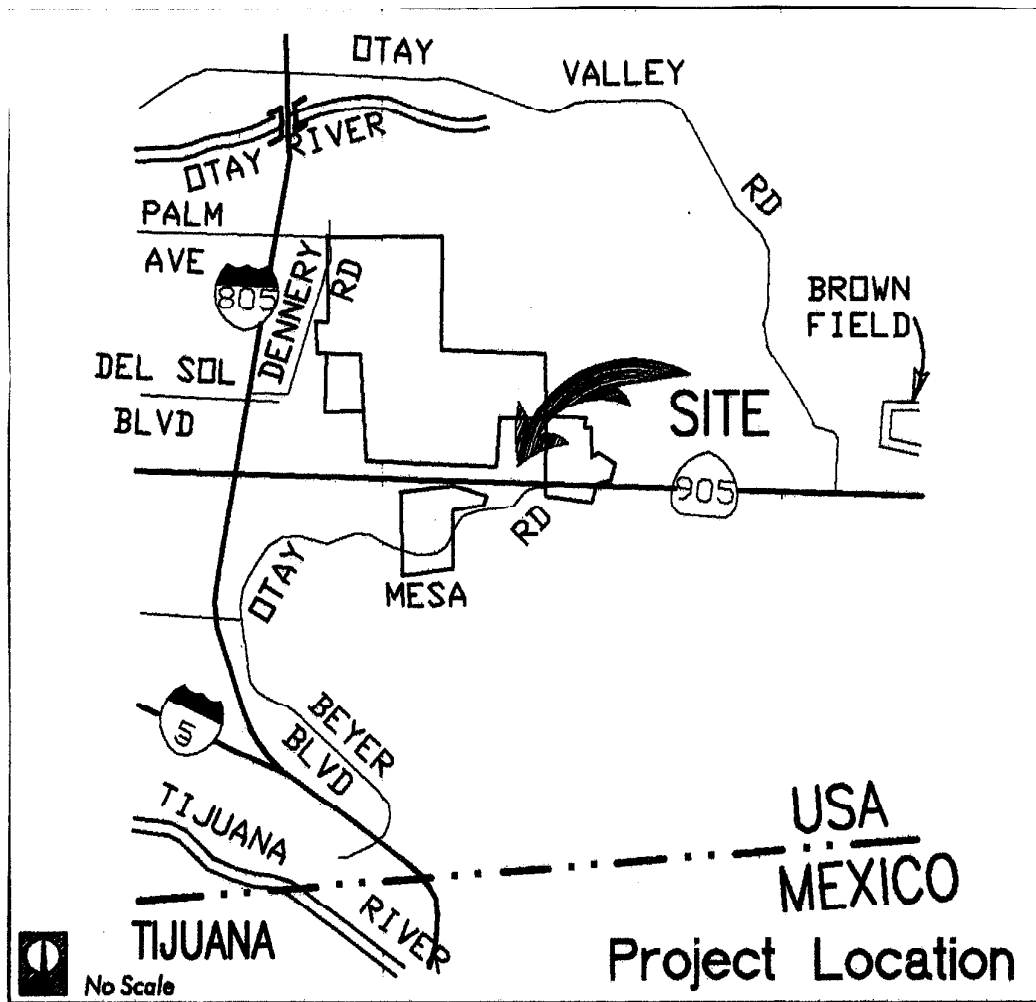
VII. Results of Public Review:

- () No comments were received during the public input period.
- () Comments were received but did not address the accuracy or completeness of the environmental report. No response is necessary and the letters are attached at the end of the EIR.

- () Comments addressing the accuracy or completeness of the EIR were received during the public input period. The letters and responses follow.

Copies of the addendum, the final EIR, the Mitigation Monitoring and Reporting Program, and any technical appendices may be reviewed in the office of the Land Development Review Division, or purchased for the cost of reproduction.

C:\Myfiles\I drive files\MHerrmann\Otay Mesa Projects - Private\CalTerraces 13-14\Draft Addendum CalTerraces 13-14_031705.doc



California Terraces 13/14



Location Map

Environmental Analysis Section Project No. 4987
CITY OF SAN DIEGO • DEVELOPMENT SERVICES

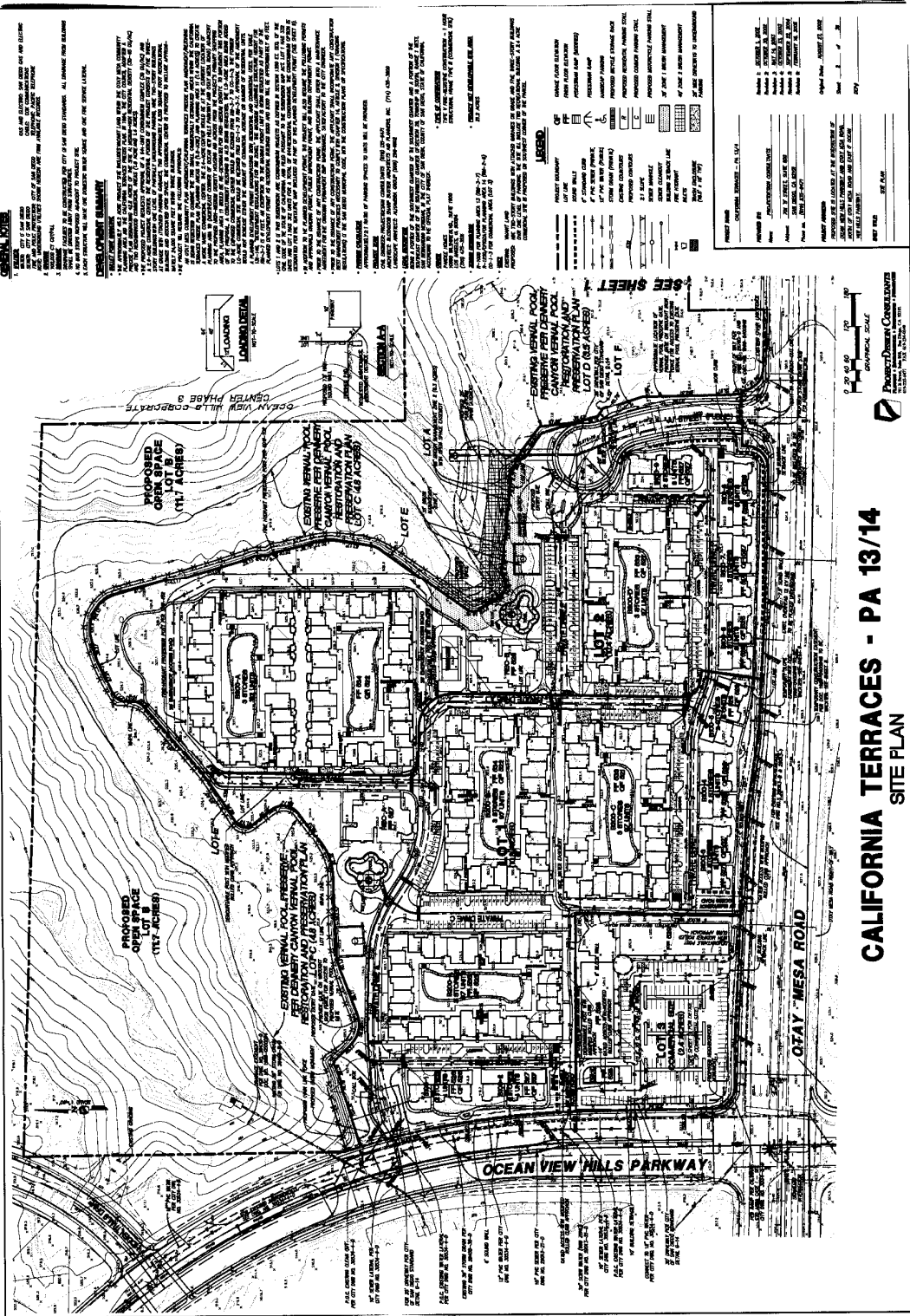
Figure

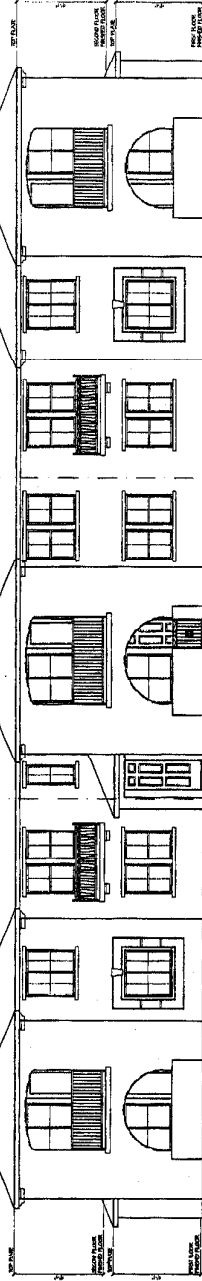
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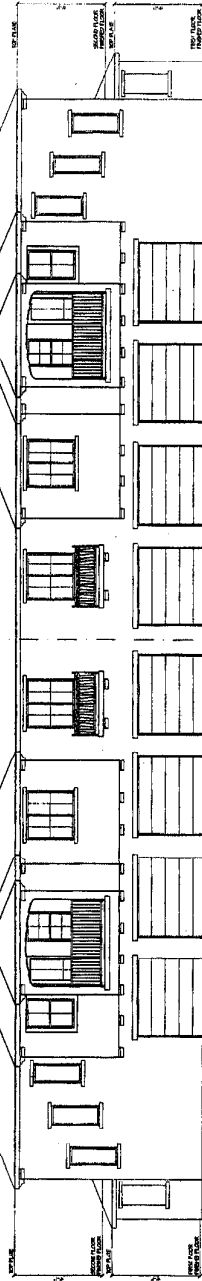
Site Plan
Environmental Analysis Section - Project No. 4987
CITY OF SAN DIEGO • DEVELOPMENT SERVICES

Figure
2

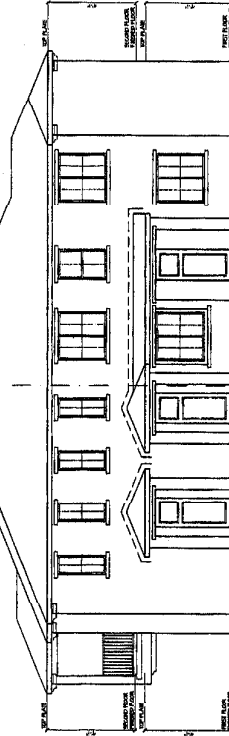




Bldg. B100 (On-Grade)
Front Elevation

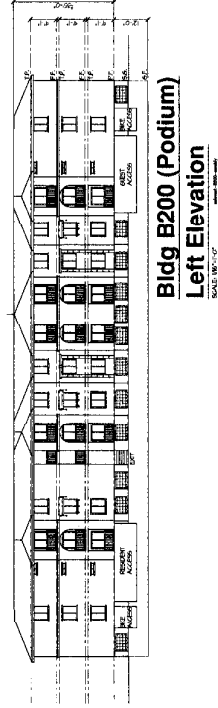
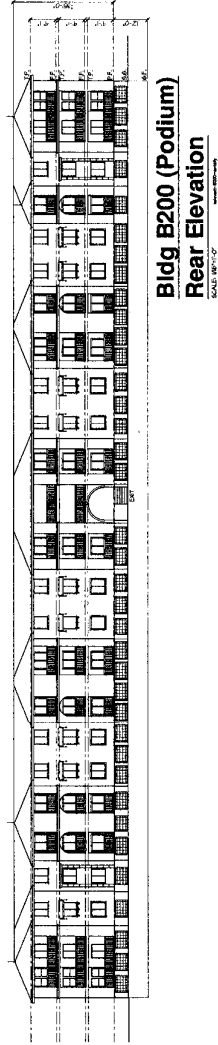
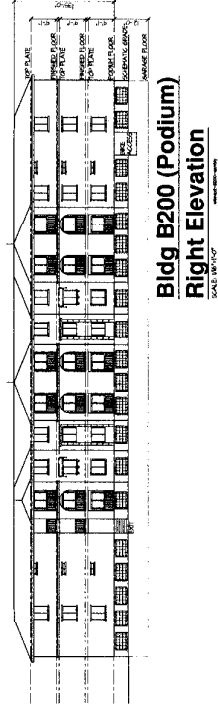
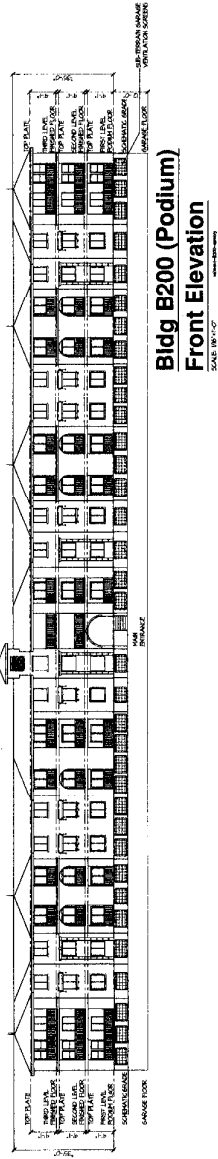


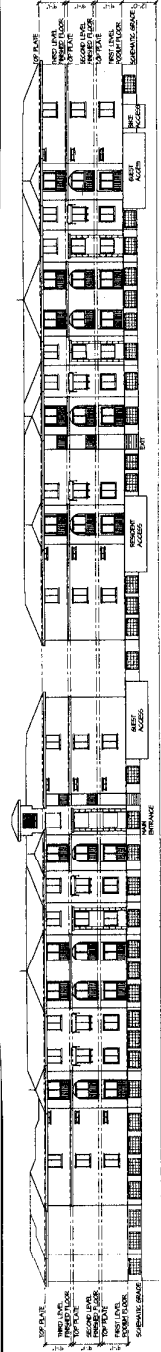
Bldg. B100 (On-Grade)
Rear Elevation



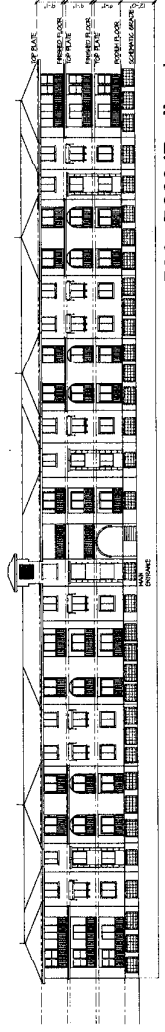
Bldg. B100 (On-Grade)
Side Elevation



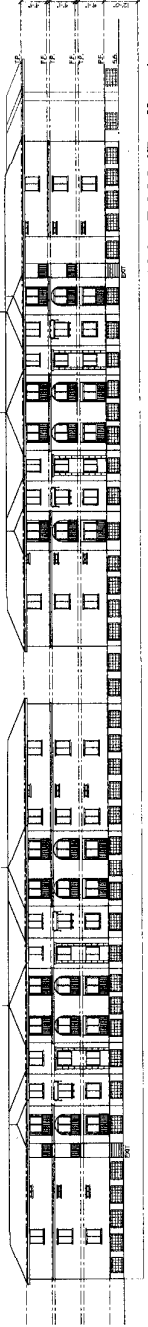




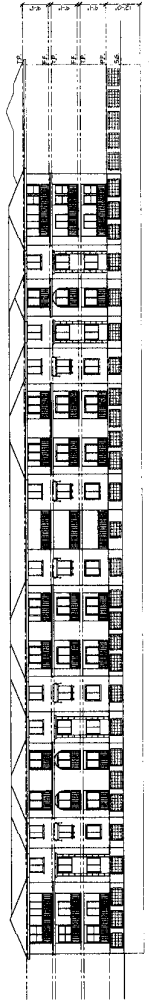
Bldg B300 (Podium)
Front Elevation
SCALE: 1/8" = 1'-0"



Bldg B300 (Podium)
Right Elevation
SCALE: 1/8" = 1'-0"



Bldg B300 (Podium)
Rear Elevation
SCALE: 1/8" = 1'-0"



Bldg B300 (Podium)
Left Elevation
SCALE: 1/8" = 1'-0"

Figure
5

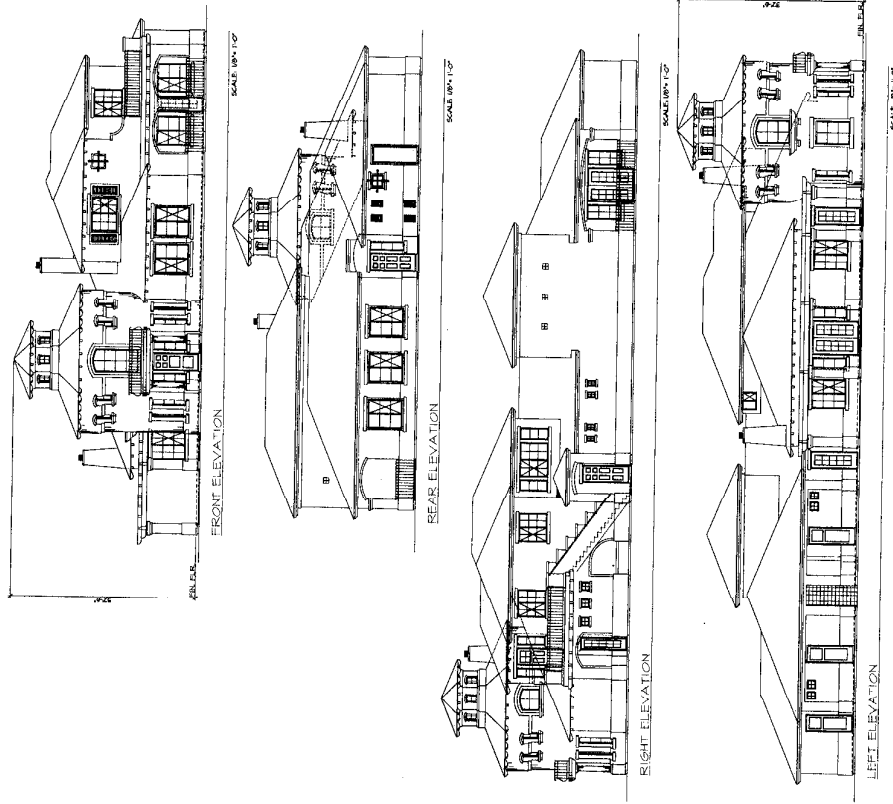
Residential Building Elevation
Environmental Analysis Section - Project No. 4987
CITY OF SAN DIEGO · DEVELOPMENT SERVICES

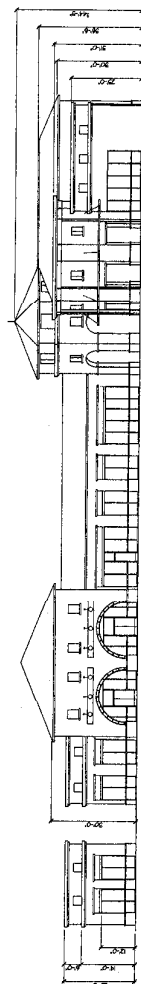




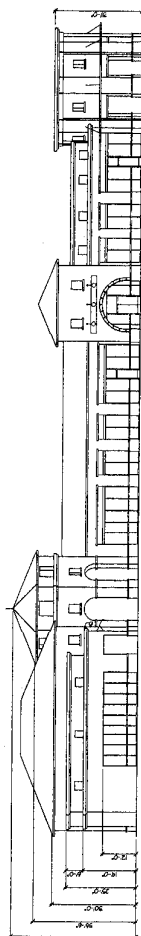
Recreational Building Elevation
Environmental Analysis Section - Project No. 4987
CITY OF SAN DIEGO · DEVELOPMENT SERVICES

Figure
6

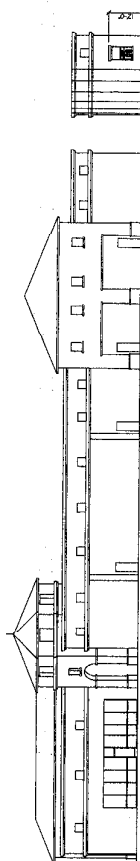




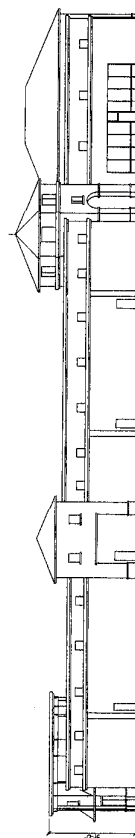
Elevation-A
SCALE: 1/8"=1'-0"



Elevation-B
SCALE: 1/8"=1'-0"



Elevation-C
SCALE: 1/8"=1'-0"



Elevation-D
SCALE: 1/8"=1'-0"





Development and Environmental
Planning Division
236-6460

Environmental Impact Report

DEP No. 86-1032
SCH No. 85022015

SUBJECT: California Terraces. PRECISE PLAN (PP), MASTER REZONE (RZ), VESTING TENTATIVE MAPS (VTMs) [DEP No.s 86-1032 and 90-0574], HILLSIDE REVIEW PERMIT (HR), RESOURCE PROTECTION ORDINANCE PERMIT (RPO), PLANNED RESIDENTIAL DEVELOPMENT (PRD), SMALL LOT OVERLAY ZONE (SLOZ), COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE (CPIOZ "A"), and COMMUNITY PLAN AMENDMENT (CPA) to develop 664.8 acre site in the western portion of Otay Mesa with 5,375 residential dwelling units, 24.4 acres of commercial uses, 153.4 acres of open space, 4 school sites totalling ~~54.7~~ 53.6 acres, 3 parks totalling ~~25.7~~ 26.2 acres, and other public facilities. The project site consists of a large, flat mesa top dissected by steep canyons that are generally north and southwest trending. Located in the Otay Mesa Community Plan area, the Precise Plan area is roughly bounded on the south by SR-905, on the west by I-805, on the north by Otay Valley Road, and lies approximately 4,000 feet west of Brown Field Airport.
Applicant: Pardee Construction Company

REVISED UPDATE:

Project Redesign

Subsequent to distribution of the Final EIR, the applicant revised the California Terraces VTM in response to input from the Planning Commission to preserve the majority of an unnamed canyon which bisects the northwestern portion of the project site. The redesign would preserve approximately 15 acres of the canyon which contains coastal sage scrub and maritime succulent scrub habitats and supports several sensitive plant and animal species. The revised VTM and vegetation impacts table are attached. Approximately one million cubic yards of fill previously proposed for this canyon would be placed in Planning Areas 10-13, raising the manufactured slope heights along SR 905 between one and 30 feet. The total number of dwelling units would not be changed; 100 dwelling units (57 single-family and 43 multi-family) would be redistributed to five planning areas. The redistribution of dwelling units does not require a change to the proposed rezoning.

Traffic

The project redesign does not change the conclusions of the traffic report included in the Final EIR. However, subsequent to distribution of the Final EIR, Table 15 (Transportation Improvement Phasing) and Figure 39 (Precise Plan Proposed Street System and Buildout ADT) were modified by the Engineering and Development Department. The revised table and figure are attached.

Natural Communities Conservation Program/Multiple Species Conservation Plan (NCCP/MSCP)

The California gnatcatcher was listed as a threatened species on March 25, 1993 under the Federal Endangered Species Act (ESA) by the U.S. Secretary of the Interior. Subsequent to distribution of the Final EIR, the final Section 4(d) rule of the ESA became effective (December 10, 1993). The 4(d) rule allows the incidental take of the California gnatcatcher by allowing the City to approve the loss of up to 5% of existing coastal sage scrub habitat (through issuance of an Interim Habitat Loss Permit at the time of grading approval) while the MSCP is being completed. This approval must comply with the State NCCP guidelines which require findings relative to effect on regional preserve planning and mitigation. The applicant has chosen not to pursue an Interim Habitat Loss Permit from the City pursuant to Section 4 (d) of the EAS. Due to the lack of a mitigation proposal for impacts to California gnatcatcher habitat, the City would be unable to make the findings necessary to issue the interim permit. It would be the applicant's responsibility to obtain a permit from the U.S. Fish and Wildlife Service through Section 7 or 10 (a) of the ESA or some other vehicle, prior to the issuance of grading permits from the City.

Approval of the proposed project, as revised, would result in a direct loss of approximately 227 acres of coastal sage/maritime succulent scrub habitat. Up to 22 California gnatcatchers were observed on the project site at the time of the 1992 biological survey. The loss of this habitat is generally not consistent with the "Biological Standards and Guidelines for Multiple Species Preserve Design", an appendix to the Draft MSCP.

CONCLUSIONS:

The proposed California Terraces Precise Plan encompasses approximately 665-acres of vacant land located within the Otay Mesa Community Plan area. The California Terraces VTM (DEP No. 86-1032) consists of 543.5 acres, while the South Palm Vista VTM (DEP No. 90-0574) consists of 27.3 acres. The Precise Plan provides for development of 5,375 residential units over a total of 333.3 acres. The Precise Plan additionally includes five commercial sites totaling 24.4 acres, 153.4 acres of open space, four school sites totalling 54.7 acres, three parks totalling 25.7 acres, and other public facilities, all of which would be located within the associated California Terraces VTM.

The project has been redesigned in an effort to resolve planning, engineering, and environmental issues and to provide for a contiguous, regional open space system within Dennery Canyon. However, implementation of the proposed project would still result in significant unmitigated land use, landform alteration/visual quality, biological resources, public services, and cumulative impacts.

Land Use

Significant unmitigated impacts would occur due to the project's inconsistency with provisions of the RPO relative to development of biologically sensitive lands within the South Palm Vista VTM. Neither the California Terraces Precise Plan nor either associated VTMs, as proposed, are consistent with the environmental goals of the Otay Mesa Community Plan and development guidelines for the HR Overlay Zone. Feasible mitigation for the loss of sensitive resources is not provided by the proposed project.

Landform Alteration/Visual Quality

The proposed project would require approximately ~~12.83~~ 6.7 million cubic yards of earthwork (~~12,299~~ 10,080 cubic yards of earthwork per graded acre). The grading impact is considered significant due to the creation of 15 manufactured slopes in excess of 60 feet in height with the tallest manufactured slope at 120 feet. The proposed grading would reduce the height of the mesa top by approximately 30 feet in the northwest corner and by zero to ten feet over most of the project site, changing the elevation of the mesa from 500 feet above mean sea level (MSL) to approximately 470 feet MSL. Grading techniques have been incorporated into the project which would partially reduce impacts to landform alteration and visual quality, but not to below a level of significance.

Noise attenuation barriers represent a potential significant impact to visual quality. As currently proposed several large noise attenuation barriers are proposed along the major roadways including: Palm Avenue, Del Sol Boulevard, and SR-905. In a number of places, these barriers as currently proposed would reach heights of 7 to 10 feet for approximately 1400 feet, thus creating a walled affect. The use of landscaped berms or combination landscaped berms and walls could reduce this impact to below a level of significance.

Biology

Approximately 187 acres (70 percent) of high-quality, undisturbed Diegan coastal sage scrub and 34 acres (67 percent) of maritime succulent scrub habitat would be lost. Additionally, all of the disturbed Diegan coastal sage scrub (15 acres) would be impacted. Approximately 241 acres (99 percent) of non-native grassland would be lost. Twenty-five (78 percent) of the 32 vernal pools within the Precise Plan area and the sensitive plant species found in them, including all of the San Diego button celery would be lost. Additional sensitive plant species which would be lost include coastal barrel cactus, San Diego sunflower, cliff spurge, San Diego bur-sage, Otay Mesa mint, ashy spikemoss, as well as the only specimen of the state-endangered small-leaved rose.

The substantial loss of such sensitive habitats and plant species represents a significant impact to numerous sensitive wildlife species. The California gnatcatcher, which is proposed for listing under the Endangered Species Act, utilizes coastal sage scrub habitat and would be significantly impacted. Seven federal Category 2 candidates would also be impacted by the loss of habitat: the San Diego horned lizard, the Orange-throated whiptail, the California horned lark, the Bell's sage sparrow, Southern California rufous-crowned sparrow, San Diego cactus wren, and the San Diego black-tailed jackrabbit. Additionally, loss of non-native grassland would impact foraging habitat for several sensitive raptor species, all of which are protected by the State of California.

One hundred thirty two acres of the Precise Plan area are proposed as natural open space. Although appearing substantial, the majority of the open space would be fragmented, with the exception of 36 acres within Dennerly Canyon, thus offering remote chance of long term viability for resident wildlife and their habitat. Dennerly Canyon offers the best possibility for long term wildlife viability.

Complete mitigation for biological impacts could be accomplished by off-site acquisition, or redesign of the project to significantly expand areas of natural open space. Alternatives to the proposed project are discussed below and in detail in Chapter 6 of the EIR.

Public Services

Schools

Existing schools in the area surrounding the Precise Plan are currently operating at or above capacity. The Precise Plan proposes three elementary school sites and one junior high school site. Prior to construction of these school sites the students generated by the proposed project would attend existing schools. The overcrowding of existing schools would be exasperated and a short term significant impact would result. Ultimately the proposed schools would alleviate the overcrowding caused by the proposed development.

Before any of the proposed schools could be constructed the sites must be approved by the appropriate school districts, as well as the State of California because the school sites fall within a two mile radius of Brown Field.

Cumulative Impacts

Schools

Developer fees are insufficient to provide permanent high school facilities to accommodate the students generated from the proposed project. As a result, the Sweetwater Union High School District is expected to be adversely affected causing a significant cumulative impact to school and educational services for students. This cumulative impact could be mitigated by the establishment of a Mello-Roos District.

Air Quality

Considered with other new developments in the air basin, implementation of the California Terraces Precise Plan would contribute to nonattainment of clean air standards. The project would result in increased emissions due primarily to an increase in emissions from mobile sources. The nonattainment of clean air is considered a significant cumulative impact of the project.

RECOMMENDED ALTERNATIVES FOR SIGNIFICANT UNMITIGATED IMPACTS:

The EIR identifies several environmentally superior alternatives to the proposed project. These alternatives include:

- 1) The Reduced Grading Alternative would substantially reduce impacts associated with the proposed project. The Reduced Grading Alternative would reduce landform alteration impacts to below a level of significance and would reduce visual impacts associated with excessive grading by avoiding steep slopes and keeping all manufactured slopes below 60 feet in height. This alternative would increase the proposed open space and reduce impacts to biology.

Adoption of this alternative would reduce the number of residential units to 2,360. Additionally, portions of the project site would have to be redesigned so as to accommodate proposed commercial, park, and school sites.

- 2) The Alternative Grading/Product Type Alternative would substantially reduce impacts to land use, landform alteration, visual quality, and biology. Construction techniques such as "stepping down" or terrace designed developments would follow the existing grade more closely than the currently proposed flat pad design. Residential units could be clustered to create views from the road system between groups of units, protecting visually significant portions of the existing landform. This could be accomplished without a loss in the number of units. This alternative would reduce impacts to biologically sensitive resources, increase open space, and conform with the environmental goals of the Otay Mesa Community Plan and utilize the Hillside Review Guidelines.

Adoption of this alternative would increase the costs of construction. A portion of the increased construction costs resulting from this more sensitive approach would be offset by the reduction in the costs for grading and quantity of landscaping required.

- 3) The Increased Open Space Alternative would substantially reduce biological and landform alteration/visual quality impacts. This is the environmentally preferred alternative because it would reduce grading into steep slopes, preserve environmentally valuable canyons, as well as lessen the direct and indirect impacts to numerous sensitive species and their habitat on-site.

Implementation of this alternative would reduce the number of proposed dwelling units

by approximately 1,885. Portions of the project site would have to be redesigned, such as road alignments, to accommodate the increased open space. The applicant has rejected this alternative because it does not achieve an equivalent number of units as the proposed project.

Unless mitigation measures or project alternatives are adopted, project approval will require the decision maker to make Findings, substantiated in the record, which state that: a) individual mitigation measures or project alternatives are infeasible, and b) the overall project is acceptable despite significant impacts because of specific overriding considerations.

MITIGATION, MONITORING AND REPORTING PROGRAM INCORPORATED INTO THE PROJECT: (See the attached EIR for specific details regarding mitigation.)

Landform Alteration

The requirement of contour grading, horizontal and vertical undulation, variable slope ratios, and rounding of tops and toes of slopes shall be depicted on the project grading plans and shall be included as environmental mitigation notes. The plans shall be reviewed and approved by the Principal Planner of the Environmental Analysis Section (EAS) prior to the issuance of any grading or pre-grading permits or recordation of final maps for the project.

Prior to the issuance of building permits, the field inspectors and EAS shall determine upon final review of the graded site that slopes have been blended into the natural terrain to the maximum extent feasible, that landscaping has been properly installed, and that variable slope gradients have been created on all slopes in accordance with the approval plans.

The foregoing measures shall be implemented through conditions of approval for the proposed Precise Plan and VTMs.

Geology/Soils/Paleontology

The Precise Plan and VTMs shall implement mitigation measures relative to excavation, compaction, building foundations, and surface drainage that would reduce the potential for impacts from present geotechnical constraints on the property. The final grading plan shall be subject to approval by the Engineering and Development Department (E&DD) and shall be submitted prior to issuance of any grading permits. All specifications established by the geotechnical report shall be incorporated into final grading plans and specifically noted as mitigation. Prior to the issuance of grading permits, EAS and E&DD shall review the plans to ensure implementation of these measures.

Approval of the proposed project shall contain a paleontological mitigation monitoring program in the areas of fossil-bearing geologic formations to mitigate potentially significant impacts to paleontological resources. The vesting tentative maps shall included measures for a paleontologist to monitor earth movement during grading. This would allow salvaging any exposed fossil remains.

A summary report, even if negative, shall be prepared and submitted to EAS to confirm that a paleontological study has been conducted for the project prior to the issuance of building permits.

Traffic

The proposed project at its ultimate build out would generate a 50,859 ADT volume. This increase would have a significant impact on the regional traffic circulation system in the Otay Mesa planning area. In particular the increased in ADTs would contribute 19,628 ADT to SR-905, 10,600 ADT to Otay Mesa Road, 22,980 ADT to Palm Avenue, as well as impacts to on and off ramps to I-805 and SR-905. Mitigation outlined in Section G (Traffic Circulation) of the EIR would reduce these impacts to a level less than significant.

Noise

The potential for significant noise impacts exists. Noise generated along major roadways including Palm Avenue, Del Sol Boulevard, SR-905, and Street "A" could exceed City standards for residential, commercial, school, and park uses. Mitigation in the form of noise attenuation barriers have been proposed, however, the walls would only be effective on attenuating noise at ground floor levels. Mitigation for second story interior noise levels and outdoor balconies would have to be addressed in future noise studies. Implementation of all proposed noise mitigation shall be completed prior to issuance of occupancy permits. All sound attenuation barriers would have to be implemented prior to issuance of any CPIOZ permits. Mitigation outlined in Section F (Noise) would reduce impacts to below a level of significance.

Biology

Partial mitigation for impacts to vernal pool habitat would consist of implementing the on and off-site vernal pool preservation plan partially within the California Terraces VTM and on the adjacent Otay Corporate Center property. This plan is included in Appendix C of the EIR.

Partial mitigation for impacts to biological resources for the South Palm Vista VTM (DEP No. 90-0574) has been accomplished by realignment of Del Sol Boulevard to the south, into the South Palm Precise Plan area.

Partial mitigation for impacts to biological resources caused by implementation of brush management requirements would consists of contracting a qualified biologist during clearing of vegetation during maintenance periods. This would ensure minimal removal of native vegetation in accordance with the Landscape Technical Manual and brush management plan, thus reducing impacts to wildlife habitat.

The foregoing measures shall be implemented through conditions of approval for the proposed Precise Plan and VTMs. These measures shall be noted on the grading plans for

the VTMs. Prior to issuance of the grading permit, EAS shall review the plans to ensure implementation of these measures.

Cultural Resources

Implementation of the California Terraces Precise Plan would completely or partially impact 16 of the 19 archaeological sites located within the project boundaries. The three sites not to be impacted, which were found not to be significant, would be placed in open space. Three of the 16 sites which would be impacted were found to be significant. A data recovery and analysis program are on-going which would reduce the impacts to these cultural resources to below a level of significance. Cultural Resources mitigation is addressed in detail in Section E (Cultural Resources) of the EIR.

Public Services and Facilities

Schools

Development of the California Terraces Precise Plan and associated VTMs would cause potentially significant short-term impacts to existing over-crowded facilities. Significant impacts could occur if the school sites are not developed as proposed. The mitigation measures outlined in Section I (Public Services and Utilities) of the EIR would reduce the longterm impacts to a level less than significant.

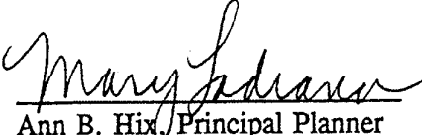
Water Supply and Facilities

Significant water and sewer service impacts could be mitigated by implementing those measures outlined in Section I (Public Services and Utilities) of the EIR. All off-site improvements would be completed prior to the final map. All on-site improvements must be completed prior to issuance to any building permits. All improvements shall be completed to the satisfaction of the Director of Water Utilities. All mitigation shall be noted as mitigation on the grading plan for the VTMs. Prior to the issuance of grading permits and building permits, EAS shall review the plans to ensure implementation of these measures.

Erosion/Water Quality

Drainage plans shall be submitted to the City Engineer for review and approval prior to issuance of grading permits and shall incorporate facilities such as storm drains, retention basins, sediment basins, and energy dissipators to provide for control of long-term erosion, sedimentation, and pollutants in project runoff. The mitigation measures outlined in Section C (Geology/Soils and Erosion/Water Quality) of the EIR would reduce impacts to a level less than significant.

The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy, and/or final maps to ensure the successful completion of the monitoring program.

for 
Ann B. Hix, Principal Planner
City Planning Department

December 14, 1992
Date of Draft Report

November 16, 1993
Date of Final Report

March 24, 1994
Date of Revised Final
Report

Analyst: O'Boyle

PUBLIC REVIEW:

The following individuals, organizations, and agencies received a copy or notice of the draft EIR and were invited to comment on its accuracy and sufficiency:

Federal Government

- U.S. Army Corps of Engineers
- Fish and Wildlife Service
- Environmental Protection Agency (EPA)
- Department of Agriculture, Soil Conservation Service
- International Boundary and Water Conservation
- Federal Aviation Administration (FAA)
- Department of Transportation
 - Division of Aeronautics
- U.S. Department of Justice
 - Immigration & Naturalization Service (INS)
- Border Patrol

State of California

- CALTRANS, District 11
- CALTRANS, Division of Aeronautics
- California Department of Fish and Game
- California Department of Transportation
 - Division of Aeronautics
- Regional Water Quality Control Board, Region 9
- Air Resources Board

Native American Heritage Commission
 Office of Planning and Research
 Resources Agency
 State Clearinghouse
 County of San Diego
 Department of Parks and Recreation
 Water Authority
 Air Pollution Control District
 Department of Planning and Land Use
 City of San Diego
 Councilmember Filner, District 8
 Tim O'Connell, Mayor's Office
 Engineering and Development Department
 Lisa Adams
 City Geologist, Rob Hawk
 Building Inspection Department
 Noise Abatement Division
 City Geologist, Werner Landry
 Transportation and Traffic Engineering
 Planning Department
 Development and Environmental Planning
 Landscape Planning Section
 Community Planning
 Park and Recreation Department, Nancy Acevedo
 Police Department
 Fire Department
 Water Utilities
 General Services Airport Division
 Brown Field, Michael Tussey
 Metropolitan Transit Development Board
 City of Chula Vista
 Planning Department, Lance Fry
 City of Imperial Beach
 Planning Department
 Local
 San Diego Association of Governments (SANDAG)
 San Ysidro School District
 Chula Vista School District
 Sweetwater Union High School District
 Sierra Club, San Diego Chapter
 San Diego Natural History Museum
 San Diego Audubon Society
 Airport Relocation Committee
 California Native Plant Society
 San Diego Museum of Man
 San Diego County Archaeological Society, Inc.

South Coastal Information Center, San Diego State University
Kumeyaay Cultural Historic Committee
Citizens Coordinate for Century III
Otay Mesa Community Planning Group
Otay Mesa/Nestor Community Planning Group
Otay Mesa Development Council
Otay Chamber of Commerce
Otay Mesa Branch Library
San Diego Gas and Electric Company
Janay Kruger
Michael A. Vogt
Pardee Construction Company, Owner
Keith Keeter, PDC, Agent

Copies of the draft EIR, the Mitigation Monitoring and Reporting Program and any technical appendices may be reviewed in the office of the Development and Environmental Planning Division, or purchased for the cost of reproduction.

RESULTS OF PUBLIC REVIEW:

- () No comments were received during the public input period.
- () Comments were received but the comments do not address the accuracy or completeness of the environmental report. No response is necessary and the letters are attached at the end of the EIR.
- (X) Comments addressing the accuracy or completeness of the EIR were received during the public input period. The letters and responses follow.

CALIFORNIA TERRACES
REVISED PRECISE PLAN VEGETATION IMPACTS

Habitat Type	Existing Acreage	Impacted Acreage*	Percent Remaining
Maritime succulent scrub	65.7	37 40.0	44 39
Diegan coastal sage scrub	286.0	190 202.0	34 30
Nonnative grassland	244.0	224.5	8
Southern mixed chaparral	1.8	0.0	100

*Including brush management impacts from Zones 2 and 3.

TABLE 15 (1-19-94)
TRANSPORTATION IMPROVEMENT PHASING
SOURCE: CALIFORNIA TERRACES FINAL DEIR

PAGE 1 OF 2

Improvement	Threshold	
	Dwelling Units	Commercial Acres
Construct Palm Avenue as four lanes, two lanes each direction plus median, to primary arterial standards between I-805 and west subdivision boundary.	500*	
Construct Palm Avenue as four lanes to major street standards between first intersection and Dennery Canyon Road.		
Improve Palm Avenue/I-805 interchange as recommended in a project report. Improvements to be in place and operational.	1,513	5.5
Construct Palm Avenue as a four-lane major street between Dennery Canyon Road and Del Sol Boulevard.	1,513	5.5
Construct Palm Avenue as a minimum two-lane facility between Del Sol Boulevard and "A" Street to the satisfaction of the City Engineer.	1,513	5.5
Construct "A" Street, an ultimate four-lane major street, as a minimum two-lane facility between Palm Avenue and Otay Mesa Road to the satisfaction of the City Engineer.	1,513	5.5
Construct Del Sol Boulevard, north half, as two lanes, one half of a four-lane collector street along subdivision map frontage.	N/A (subdivision map requirement)	
Construct Del Sol Boulevard, south half, as two lanes of a four-lane collector street along subdivision map frontage.	N/A (subdivision map/school/park requirement)	
Complete the construction of Palm Avenue as a six-lane major street between Del Sol Boulevard and "A" Street.	3,934	8.4
Construct easterly partial improvements of "A" Street as a four-lane major street between Palm Avenue and Otay Mesa Road.	3,934	8.4
Construct Palm Avenue as a six-lane major street between "A" Street and Otay Mesa Road to the satisfaction of the City Engineer.	5,138	24.4

TABLE 15
TRANSPORTATION IMPROVEMENT PHASING
(continued)

Improvement	Threshold	
	Dwelling Units	Commercial Acres
Improve Otay Mesa Road as a six-lane major street between California Terraces "A" Street and Palm Avenue.	5,138	24.4
Improve Otay Mesa Road to six-lane major street standards between "A" Street and SR-905 ramps.	5,138	
Complete the construction of Palm Avenue as a six-lane primary arterial (with a separate westbound right turn lane onto the northbound I-805 ramp) between I-805 and west subdivision boundary.	5,138	
Construct Otay Mesa Road (extension of "A" Street) south of SR-905 as one half of a four-lane collector street to Parcel 26 access. Reserve four-lane collector right-of-way to southerly subdivision boundary.	N/A (subdivision map requirement)	
Construct Otay Mesa Road as one half of a four-lane collector street adjacent to Parcel 24 of California Terraces.	N/A (subdivision map requirement)	
Complete improvements of Otay Mesa Road to six-lane major street standards between east subdivision boundary and Palm Avenue.	5,375	
If SR-905 freeway is constructed prior to development of the south phase and CalTrans is unwilling to construct the future "A" Street bridge over SR-905 utilizing state funds, then construction of "A" Street will be a threshold condition of Parcels 24, 25 & 26 development.	(Only applies if SR-905 is completed before California Terraces build-out and CalTrans does not fund the bridge)	

NOTES: Improvements to be assured to the satisfaction of the City Engineer before final maps for the listed thresholds can be approved.

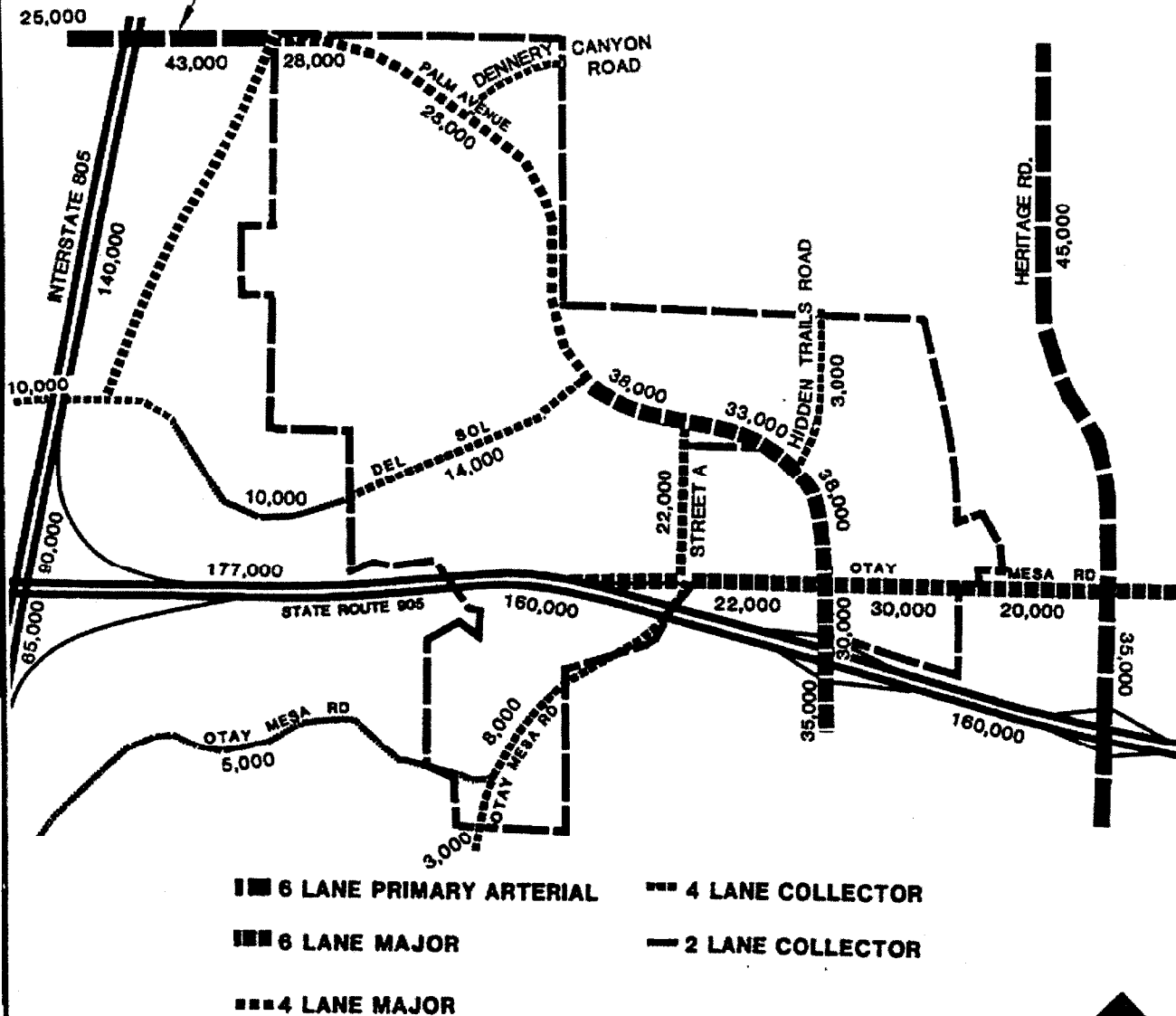
"Threshold" indicates maximum amount of development allowed within California Terraces with assurance of the listed improvement.

Assured improvements to be completed, under contract, bonded, scheduled in the city Capital Improvements Program or Otay Mesa Financing Plan, to the satisfaction of the City Engineer.

This plan is intended to serve as a guideline for sequential development of street improvements. Because the geographic order of development is not certain, it may be necessary for the City Engineer to regularly review and revise this phasing plan in order to reflect current land development proposals and actual trip generation rates and trip distribution.

*Only if development has direct access.

TO BE BUILT WITH A SEVENTH AUXILIARY LANE
BETWEEN I-805 AND DENNERY CANYON ROAD



SOURCE: PDC. 1990

REVISED PRECISE PLAN PROPOSED STREET SYSTEM
BUILDOUT ADT

City of San Diego

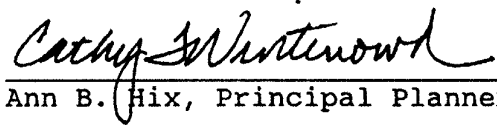
Memorandum

DATE: March 31, 1994
TO: All Interested Parties
FROM: Ann B. Hix, Principal Planner
SUBJECT: California Terraces Final Environmental Impact Report
(DEP No. 86-1032)

Subsequent to distribution of the Final Environmental Impact Report (EIR) for the California Terraces Precise Plan and associated maps and permits in November 1993, the applicant revised the project in response to input from the Planning Commission. The redesign would preserve approximately 15 acres of an unnamed canyon which bisects the northwestern portion of the project site and contains coastal sage scrub and maritime succulent scrub habitats and supports several sensitive species. Additionally, the Transportation Phasing Plan and Proposed Street System were modified and the final 4(d) rule of the Federal Endangered Species Act became effective.

The Conclusions to the Final EIR have been revised to reflect these modifications and the attached EIR is being redistributed. The modifications are minor in nature and do not effect the overall impact analysis or conclusions as presented in the original EIR. The Candidate Findings and Statement of Overriding Considerations have not been modified and are, therefore, not being redistributed.

Sincerely


Ann B. Hix, Principal Planner
ABH:cw